for sale

offers in excess of **£280,000** Freehold

Paul Dubberley

Bagnalls Wharf Wednesbury WS10 7EL

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Property Description

Do you need help selling your property?
Do you need help finding the right mortgage?
Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.
Contact us on 01215053533

Entrance Hall

Tiled flooring, radiator, door to lounge. kitchen and w/c.

W/C

w/c, tiled flooring, wash hand basin.

Lounge

16' 5" x 15' 2" (5.00m x 4.62m)
Rear aspect double glazed window, rear aspect door, laminated flooring, radiator and storage.

Kitchen

13' 5" x 8' 6" (4.09m x 2.59m)
Front aspect double glazed bay window, side aspect double glazed window, wall and base units, fitted cooker and hob with extractor over, radiator and room for appliances.

Landing

Radiator and doors to bedrooms and bathroom.

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)
Front aspect double glazed window, radiator and built in wardrobes.

Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m)

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m)
Front aspect double glazed window and radiator.

Rear Garden

Artificial Grass and detached garage.

Front Garden

On street parking

Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks

GAREWAL
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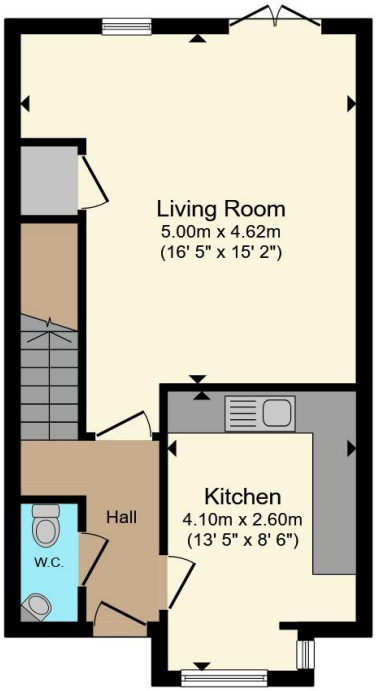
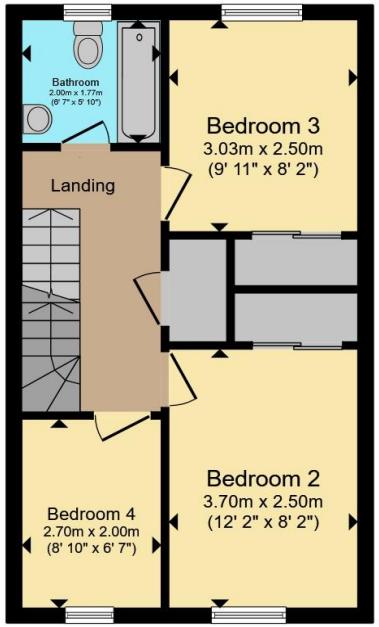
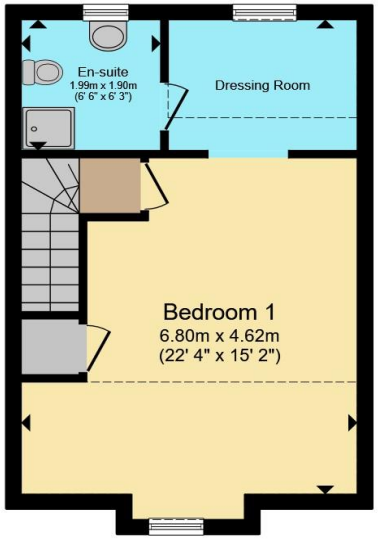


Ground Floor



First Floor



Second Floor

Total floor area 110.7 m² (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Paul Dubberley

To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C

Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104221

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman